GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA

UNSTARRED QUESTION NO:3564
ANSWERED ON:27.04.2007
CONSTRUCTION OF MULTI STOREYED FLATS NO
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Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether1 provision for construction of Multi-storeyed flats at the place of J.J. clusters has been made in the Master Plan 2021;

(b) if so, the details thereof;

(c) whether the private sector is being encouraged for construction of these flats;and the time schedule fixed for construction of flats?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT(SHRI AJAY MAKEN)

(a)to(c): Master Plan of Delhi (MPD) - 2021 provides for an alternate approach for rehabilitation/relocation of Slum & JJ clusters. Broadly speaking, the alternate approach should have the following components:

(i) Resettlement, whether in the form of in-situ up-gradation or relocation, should be based mainly on built up accommodation of around 2 5 sqm with common areas and facilities, rather than on the model of horizontal plotted development.

(ii) The concept of land as a resource should be adopted to develop such accommodation with private sector participation and investment, to the extent possible. However, the subject of rehabilitation of JJ dwellers mainly pertains to Slum/JJ Wing of MCD/Land Owning agency.

(iii) Incentives by way of higher FAR, part commercial use of the land and, if necessary and feasible, transfer of Development Rights should be provided.

(iv) A cooperative resettlement model with adequate safeguards may be adopted with tenure rights being provided through the institution of Co-operative Societies.

{v) The provision of accommodation should be based on cost with suitable arrangements for funding/financing, keeping in view the aspect of affordability and capacity to pay.

(vi) In cases of relocation, the sites should be identified with a view to develop relatively small clusters in a manner that they can be integrated with the overall planned development of the area, particularly keeping in view the availability of employment avenues in the vicinity. Very large resettlement sites could lead to a phenomenon of planned slums.

(vii) Suitable arrangement for temporary transit accommodation for families to be rehabilitated should be made. This may preferably be near or at the same site and the utilization of these may be synchronized with the phases of implementation of the scheme of in-situ up-gradation.

(viii) Community Based Organisation (CBOs) and Non-Governmental Organisations (NGOs) should be closely involved in the resettlement process.

(d); In view of the administrative and policy issues involved, no time frame can be fixed at this stage.